

**Outside**

Neat garden to front in lawn, with a concrete driveway to side offering ample parking. Detached timber garage with light and power. Superb garden to rear in lawn with range of shrubs and trees and paved patio area



Offers Over:  
**£239,950**



Viewing: By appointment through agent



**12 Somerton Park  
Belfast  
BT15 4DP**

**028 9068 2777**  
contact@pinpointproperty.com  
pinpointproperty.com



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**RATES:** 2021/2022      **APPROX:** £1,365.61

**Pinpoint Offices**  
Marlborough House, 348 Lisburn Road, Belfast, BT9 6GH  
188 Cavehill Road, Belfast BT15 5EX

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pinpointproperty.com

- Semi-detached villa in enviable location
- Two receptions
- Kitchen with range of units
- Driveway and garage
- Three bedrooms
- Modern family bathroom
- Superb garden to rear
- Oil heating

3 2 1 Yes Driveway

**Entrance Hall**

Hardwood front door with stained glass window, solid wood flooring, under stairs storage



**Lounge**

4.72m (15'6) into bay x 3.48m (11'5)  
Tiled fireplace with matching hearth and inset, solid wood flooring



**Dining Room**

7.06m (23'2) at widest x 3.45m (11'4)  
Brick fireplace, solid wood flooring

**Kitchen**

5.46m (17'11) x 2.67m (8'9)  
Range of high and low level units, formica work surfaces, stainless steel sink unit, cooker space, plumbed for washing machine space for fridge and freezer, open to utility room with space for appliances



**First Floor Landing**

Access to floored roofspace via fixed staircase

**Bedroom 1**

4.75m (15'7) x 3.1m (10'2)



**Bedroom 2**

3.43m (11'3) x 3.05m (10')  
Solid wood flooring

**Bedroom 3**

2.49m (8'2) x 2.16m (7'1)



**Bathroom**

Modern family bathroom suite comprising vanity unit, low flush WC, panelled bath with shower above, glass shower screen, partly tiled walls, tiled floor